147.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,100 / 914,100
					USE VALUE:	914,100 / 914,100
					ASSESSED:	914,100 / 914,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JEMIAI YANNIS H &
Owner 2:	OISHI MAI
Owner 3:	
Street 1:	85 COOLIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GERA BRIAN R & SUSAN -
Owner 2:	-
Street 1:	85 COOLIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2750 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	445,800	300	468,000	914,100
Total Card	0.126	445,800	300	468,000	914,100
Total Parcel	0.126	445,800	300	468,000	914,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.40 | /Parcel: 332.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 96620

GIS Ref

GIS Ref

Insp Date 04/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 147.0-0003-0004.0

!11492!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,800	300	5,500.	468,000	914,100	914,100	Year End Roll	12/18/2019
2019	101	FV	355,800	300	5,500.	438,700	794,800	794,800	Year End Roll	1/3/2019
2018	101	FV	342,700	300	5,500.	362,700	705,700	705,700	Year End Roll	12/20/2017
2017	101	FV	342,700	300	5,500.	333,400	676,400	676,400	Year End Roll	1/3/2017
2016	101	FV	342,700	300	5,500.	304,200	647,200	647,200	Year End	1/4/2016
2015	101	FV	315,300	400	5,500.	298,300	614,000	614,000	Year End Roll	12/11/2014
2014	101	FV	315,300	400	5,500.	277,300	593,000	593,000	Year End Roll	12/16/2013
2013	101	FV	315,300	400	5,500.	263,800	579,500	579,500		12/13/2012

PRINT

Date	Time
12/11/20	01:39:29

LAST REV

Date	Time
03/20/20	08:40:20

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11492

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERA BRIAN R &	57420-510		9/9/2011		601,000	No	No		
BETZ ELLEN M	27800-470		10/24/1997		202,000	No	No		Y

USER DEFINED

Prior Id # 1:	96620
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	42	Insulate	49,000	C				
1/11/2019	48	Add Bath	33,500	C				redo bath & add 1/
6/22/2001	435	Dormers	8,000	C				DORMER-SKY LIGHTS-

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	Meas/Inspect	BS	Barbara S
7/3/2012	Measured	JBS	JOHN S
12/9/2011	MLS	EMK	Ellen K
1/21/2009	Measured	372	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
11/17/1999	Meas/Inspect	272	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	80.	1.06	9									468,002						468,000	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 468,002 | Spl Credit | Total: 468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.12770700
Const Adj.:	1.04989493
Adj $ / SQ:	124.317
Other Features:	114015
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467296
Depreciation:	21496
Depreciated Total:	445800

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

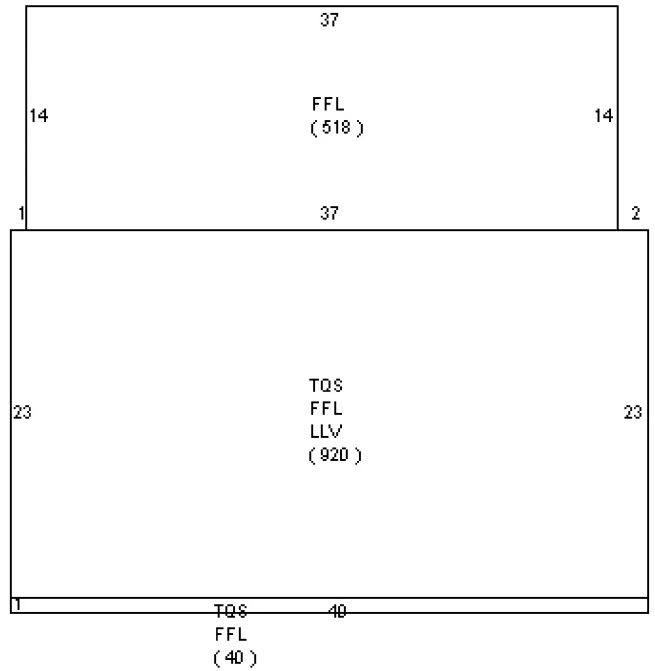
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	124.32
Special Features:	0	Val/Su Net:	142.98
Final Total:	445800	Val/Su SzAd	202.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,478	124.320	183,741
LLV	Lower Level	920	86.990	80,032
TQS	3/4 Story	720	124.320	89,508

Net Sketched Area:	3,118			Total:	353,281
Size Ad	2198	Gross Are	3358	FinArea	2750

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	9X10	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	6X15	A	AV	1970	6.00	T	39.2	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300